

BATES COUNTY INDEA.

ISSUED BY J. K. BRUGLER & SON, REAL ESTATE AGENTS, BUTLER, MISSOURI.

BATES COUNTY MISSOURI.

RICH LANDS, CHEAP FARMS, VALUABLE COAL LANDS, CITIES AND OTHER ADVANTAGES

Butler, the County Seat, one of the Most Thriving Cities in the West.

Handsome Residences, Fine Public Buildings, Schools and Churches

For the purpose of answering the many inquiries addressed to us non-residents, and giving reliable information to those seeking new and profitable investments, we have prepared this brief description of Bates County, Missouri.

This county lies in the western part of the state, on the Kansas line, 60 miles south of Kansas City, and within 2½ hours ride of that city. It has an area of about 900 square miles, a population, at this time, of 38,000. In population it is the fifth county in the state, and in natural resources it is the wealthiest.

The surface consists of fine, rolling prairie, noted for the richness of soil and beautiful scenery. The soil is generally a deep, dark limestone, and is very productive, yielding from 50 to 75 bushels of corn per acre, and all other grains in proportion. There is really no waste land in the county.

GRASSES.

Grasses of all kinds, and particularly timothy, clover and blue grass grow well, producing, on an average, about two tons to the acre. The winters are short and little feed is required for stock.

TIMBER.

Timber of almost every variety, except pine, is found in abundance on the eastern side. Cord wood in the towns brings from \$1.50 to \$3.00 per cord. Hard lumber sells for about \$1 per hundred feet, pine \$1 to \$2 per hundred, according to quality.

WATER.

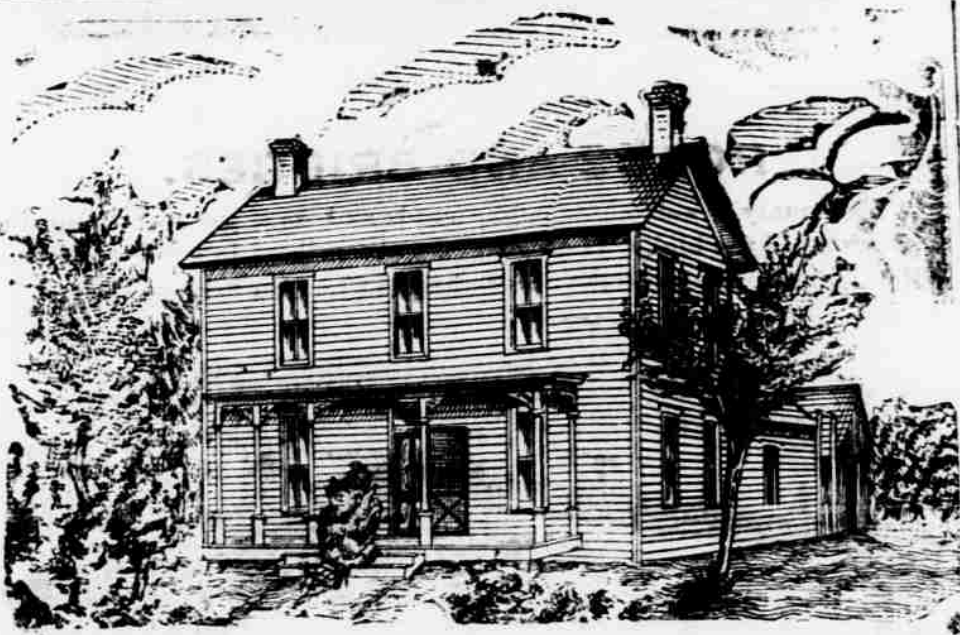
Many streams traverse the county forming plenty of good stock water. Away from the streams never-failing and good water is easily obtained by digging wells, and with little cost.

FRUIT.

This is indeed a fine fruit country and our farmers have taken great interest in raising fine orchards of the choicest varieties. Apples bring good prices and are shipped in large quantities to Kansas, Colorado, Nebraska, Dakota and Minnesota. Our farmers have received as much as \$100 for one apple crop, the shippers taking them from the trees. This county has a very successful horticultural society, and for any particular information on fruit raising address the president of this society, Judge L. Roberts or Capt. E. P. Henry, of Butler, Mo.

IMPROVEMENTS.

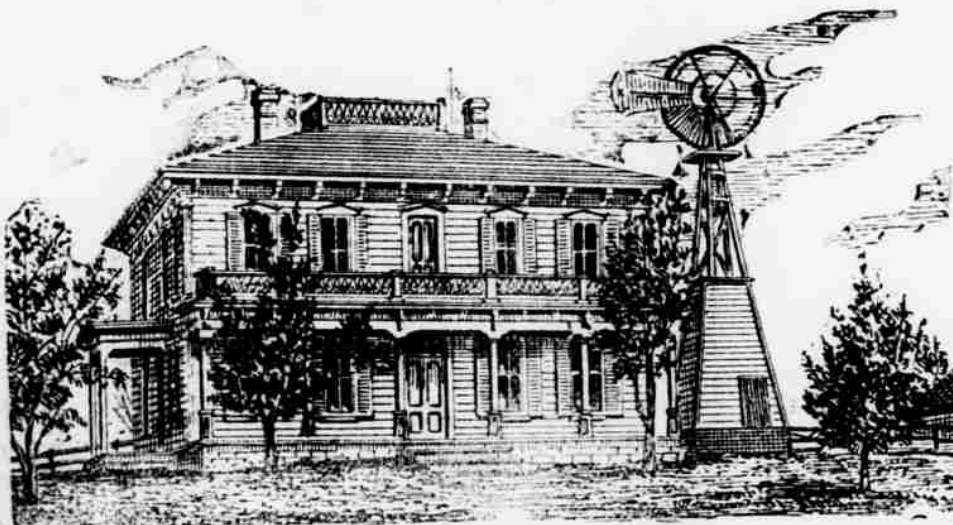
The land is all fenced with fences made of posts and planks, posts and wire, and hedge. Stock laws make it unnecessary to fence against hogs and sheep. The beautiful farms and pleasant homes show the energy and enterprise of our people. The improvements are good and substantial. To give a correct impression of the improvements of this county we have had cuts made from actual photographs of some of our private and public buildings and representing some of the manufacturing and mining interests of the county. The following are some of the farm houses in the county. We consider these a fair average of the farm houses in the county.



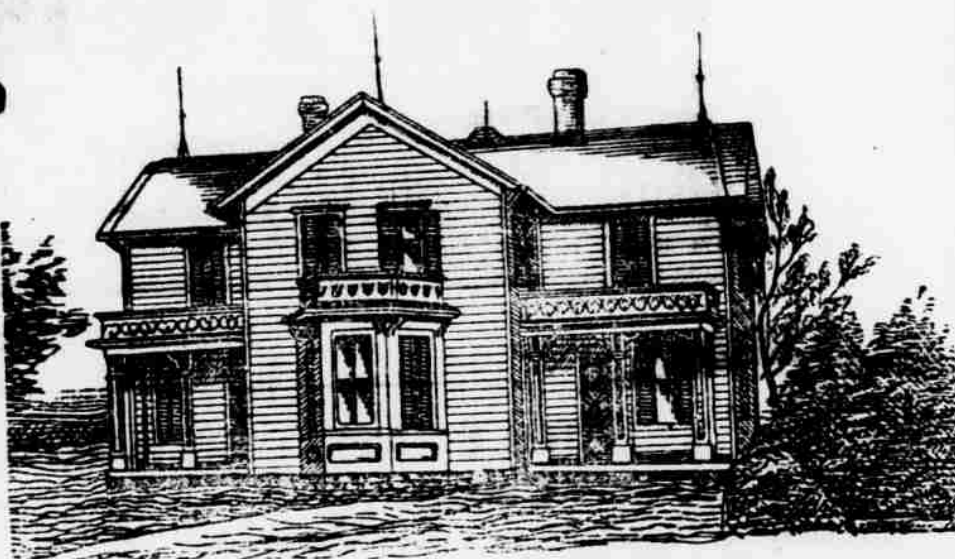
FARM RESIDENCE OF W. F. DUVALL.



FARM RESIDENCE OF CAPT. E. P. HENRY.



FARM RESIDENCE OF R. F. HARPER.

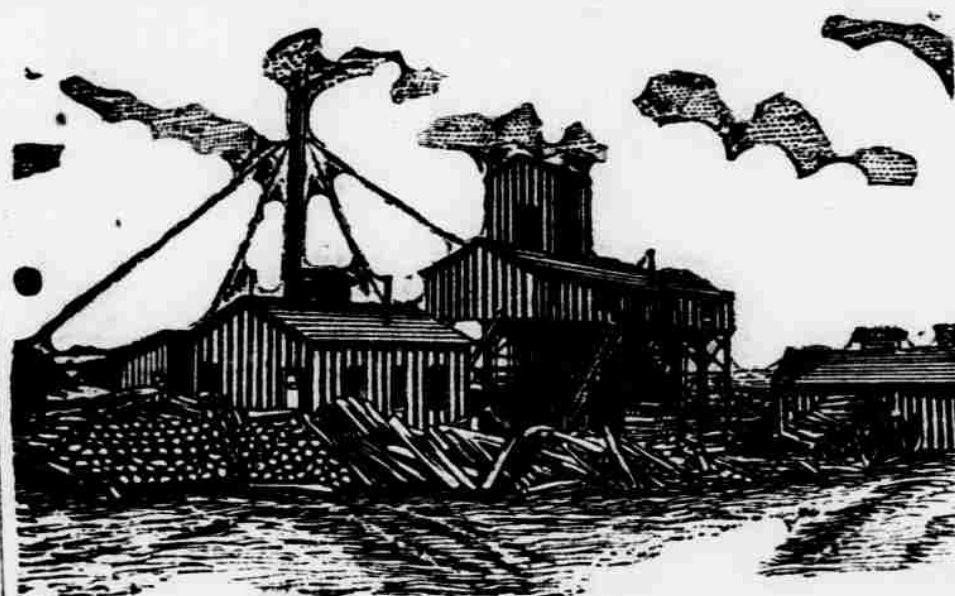


FARM RESIDENCE OF D. N. THOMPSON.

Good improved farms can now be bought for \$15 to \$30 per acre, on reasonable terms. These farms are very rich and productive, and being so near Kansas City, a place of 170,000 inhabitants, there is a good market for everything. Farms rent for \$1.50 to \$3.00 per acre. In a short time these farms will sell from two to four times their present value.

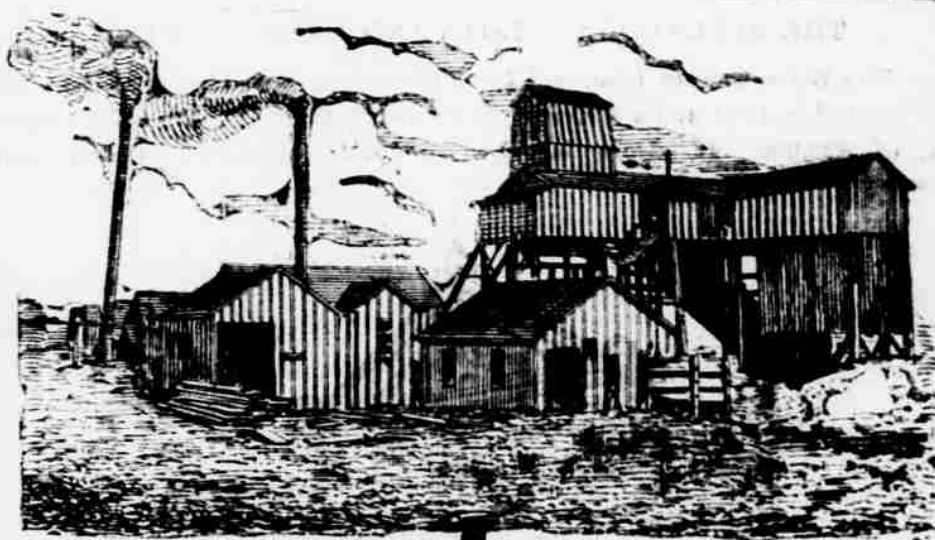
COAL.

Bates county is noted for its rich coal lands. At first the coal was supposed to be confined to certain fields, but now it would seem that at



No. 6, PACIFIC SHAFT. MEN EMPLOYED, 150.

least one half of the county is underlain with a vein of coal from 3 to 5 feet thick and of excellent quality. Mines are opened in many places for the purpose of supplying the home demand, but so far there are only



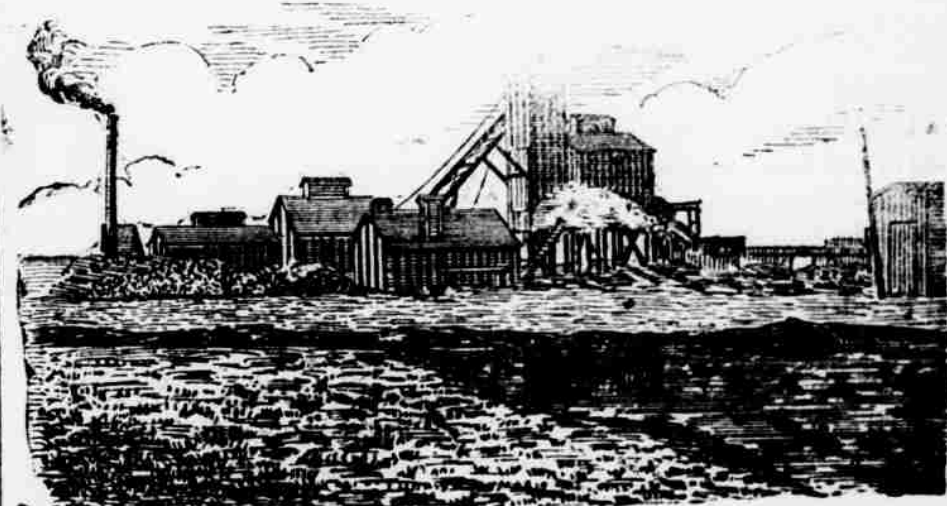
No. 5, PACIFIC SHAFT.—MEN EMPLOYED 250.

two companies engaged in mining and shipping coal, to-wit: The Keith & Perry Coal Co., with a capital of \$300,000, and the Rich Hill Coal Co., with a capital of \$500,000. These companies are now shipping annually



No. 5 & 6, KEITH & PERRY COAL CO.—MEN EMPLOYED, 400.

from this county about 800,000 tons. The demand for coal is so great that at least four times this amount should be shipped every year. We give below some cuts of coal shafts operated by these companies.

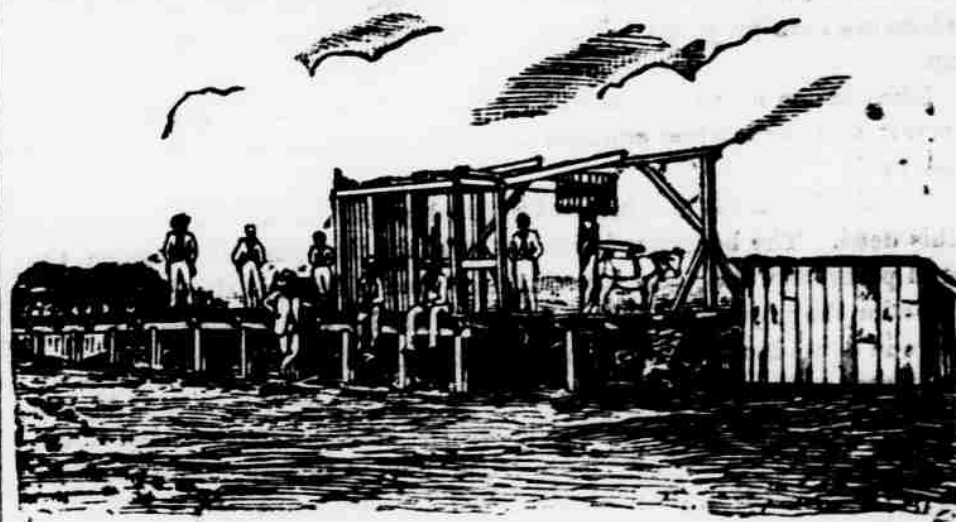


No. 2, PACIFIC SHAFT.—MEN EMPLOYED 75.

The mining to supply the home demand is on a smaller scale and is done by "drifting," "stripping," or by a shaft which is operated by horse power, as shown by this cut:

SHAFT AT AMORET.

This shaft is 60 feet deep to a 4 foot vein of very superior coal. This coal field is very extensive. The surface of the land consists of well improved farms, that can now be bought for what they are worth as farm lands, that is \$25 to \$30 per acre. When this land has railroad transportation it will sell for \$100 to \$150 per acre. No better and safer investments can be made anywhere than in these coal lands at present prices. We can refer to many investments and give a few as samples: In 1879 Geo. W. Wagner bought 80 acres of raw prairie for \$400. His deed is recorded in Deed Book Q 1, page 218. In 1882 he sold this land for \$8,500. This deed is recorded in Book 60, page 62. Wm. E. Walton



AMORET SHAFT.

and P. C. Fulkerson, in 1879, purchased 240 acres for the small sum of \$150, deed recorded in Book R, page 279, and on June 2, 1882, they sold to the Rich Hill Coal Mining Co. 226 acres for \$34,266.67, deed recorded in Book 61, pages 601 and 602. In 1878, H. P. Robinson purchased 172 acres for \$1,880, deed in Book 65, page 462, and sold Dec. 3, 1883, for \$13,750, deed recorded in Book 69, page 106, and the grantees

[CONTINUED ON NEXT PAGE.]



FARM RESIDENCE OF W. P. DUVALL.